

**PETERSBURG BOROUGH
VARIANCE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	\$100.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$170.00 ✓
CHECK NO. or CC:	# 1009

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Kathi Riemer	NAME
MAILING ADDRESS P.O. Box 1752	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP
PHONE 907-518-1328	PHONE
EMAIL riemerk@hotmail.com	EMAIL

PROPERTY INFORMATION
 PHYSICAL ADDRESS or LEGAL DESCRIPTION:
 Lot 15A *Cornelius Road*

PARCEL ID: _____ ZONE: SF OVERLAY: _____

CURRENT USE OF PROPERTY: Home/Business LOT SIZE: 13950

PROPOSED USE OF PROPERTY (IF DIFFERENT): _____

SEPTIC SYSTEM: Is there a septic system on the property? YES NO
 What is current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):
 Cornelius

- TYPE OF VARIANCE REQUESTED**
- Yard Setback
 - Maximum Lot Coverage
 - Building Height
 - Fence Height
 - Other:

SUBMITTALS:
 Please include a site plan of your proposed development.

SIGNATURE(S):

I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.

Applicant(s): *Kathi Riemer* Date: *6-7-21*

Owner(s): _____ Date: _____

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Kathi Riemer

Address or PID: Lot 15A - Cornelius

Conditions of approval as required in Petersburg Municipal Code 19.80.050: (Note that all three conditions must be satisfied in order to qualify for a variance.)

1. What is the exceptional physical circumstance or condition affecting this property?

- Substandard Lot Area Easements/ROW Stream/Drainage
 Steep/Unstable Slope Odd Lot Shape Nonconforming Structure

OTHER (Please Specify):

Changes to zoning may be the reason for current structures being in place.

2. Explain the exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

Prior to 1985, Cornelius Road was ^{not zoned} ~~zoned commercial~~. In 1985, the zoning changed to residential, with existing structures being grandfathered in to the new zoning plan.

In 2021, I purchased the property with existing buildings in place. I was unaware that the two sheds didn't meet the setback requirements because the property was zoned residential. If you drive up Cornelius, you will understand why I was mistaken. It is a hodgepodge of multi family dwellings, single family dwellings and commercial warehouses. *Please see other side*

3. Explain how the strict application of these provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

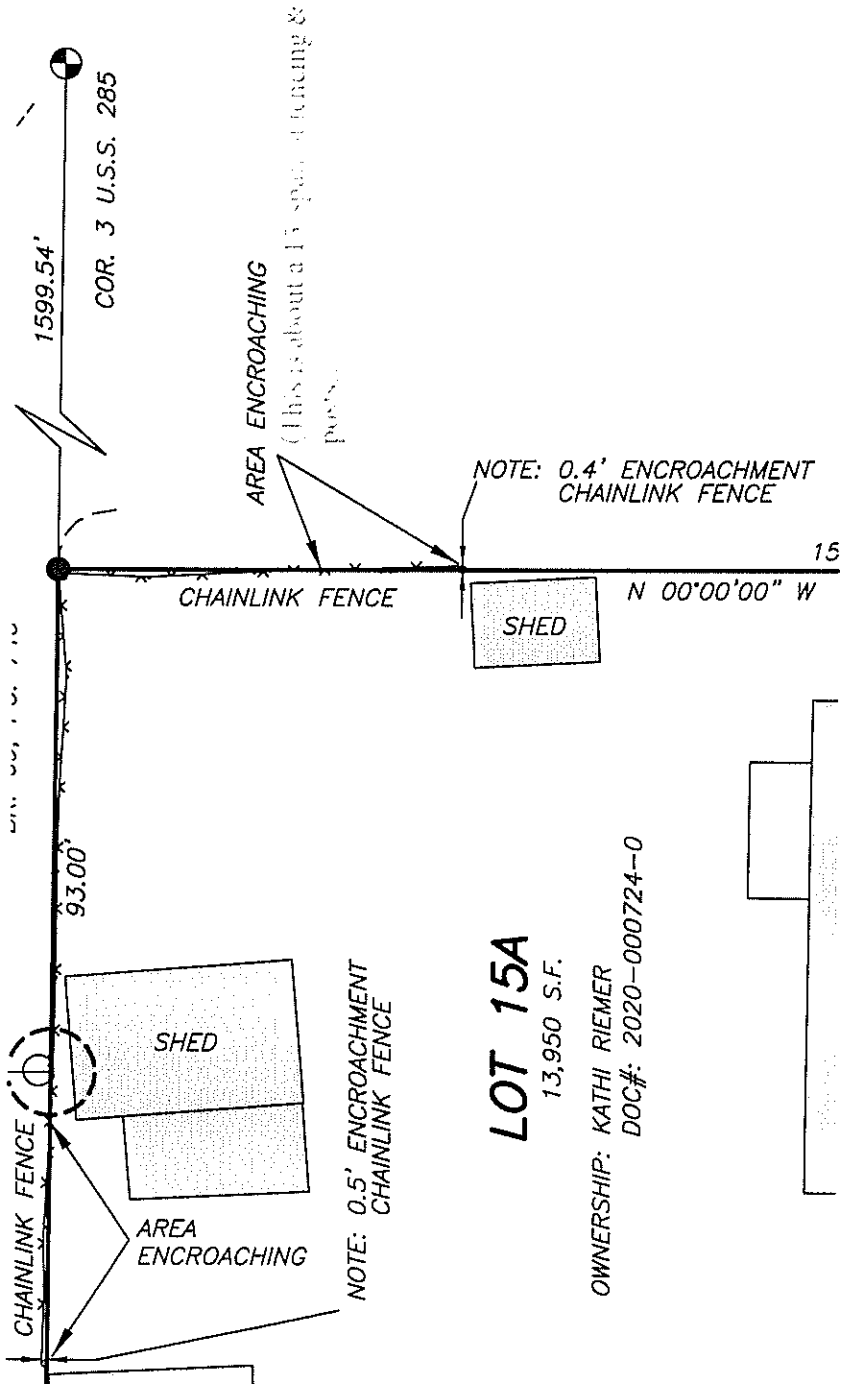
If you do not allow a variance for these structures they will have to be torn down or moved. This presents a fiscal hardship.

In addition, since neither of the structures are greater than 200 square feet, a building permit was not required so while there is no record of these buildings being in place prior to 1985, it is likely they were because they were built so close to the property line.

4. State why the granting of the variance will not result in material damage or hardship or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

These structures have been in place for decades and have not caused an unsafe situation to occur yet. The buildings are small and enclosed within a chain link fence that surrounds three sides of the property. The buildings have a decent appearance, so are not unsightly to neighbors. Currently there are no buildings on the 2 lots that adjoin the the sides of the property that the buildings are on.

The Weaver lot, which is adjacent to our property on one side, has buildings set less than 5 feet away from the property line and they are allowed to stay because they were put in place before 1885. We purchased this property from the Weavers and it's highly likely that my buildings were set in place in the 1980's as well.



LOT 15A

13,950 S.F.

OWNERSHIP: KATHI RIEMER

DOC#: 2020-000724-0

NOTE: 0.5' ENCROACHMENT CHAINLINK FENCE

NOTE: 0.4' ENCROACHMENT CHAINLINK FENCE

AREA ENCROACHING
(This is about a 13' space of fencing & posts.)

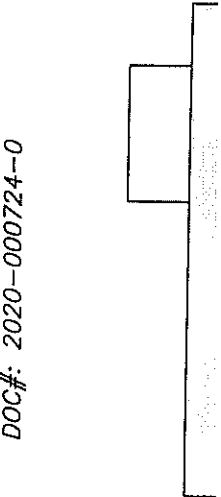
SHED

SHED

AREA ENCROACHING

CHAINLINK FENCE

CHAINLINK FENCE



Riemer Property 113 Cornelius Road 01-031-584



PROPERTY AREA